

MINUTES OF MEETING
RIDGEWOOD TRAILS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Ridgewood Trails Community Development District was held Wednesday, November 1, 2023, at 6:00 p.m. at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida.

Present and constituting a quorum were:

Marty Genska	Chairman
Jacqui Proctor Miller	Vice Chairperson by telephone
William Barnhouse	Supervisor
Dennis Schroyer	Supervisor
Michael Weatherbee	Supervisor

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Jay Soriano	GMS
Tara Lee	RMS

The following is a summary of the actions taken at the November 1, 2023 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Wright's comment card, I would like to find out if it is possible to donate a set of 40-pound dumbbells to the gym.

Mr. Soriano stated I prefer to purchase that type of equipment to get a commercial grade, but we can check them out and if they are good quality and we are not concerned we can put them in the gym.

Ms. Mosley's comment card, community yard sale, as a Freedom resident where can I set up a table to participate in the community yard sale.

November 1, 2023

Ridgewood Trails CDD

Mr. Soriano stated I will leave it up the board, it is a small enough neighborhood they can use this area, your parking lot, but my concern is you open the door you end up having 15 or so families that want to come up here.

Mr. Genska stated generally the community yard sale is limited to the homes, I can't imagine a huge influx at the amenity center. We will leave the location up to staff.

Ms. Giles read into the record a letter from Joanne Phillips, copy of which is attached to the minutes of this meeting which dealt with speeding, more police presence and traffic calming devices.

Ms. Giles stated the board had directed staff about two years ago to look into a traffic calming survey and we did that. I will read from the county's traffic calming survey, how to request one. It talks about you have to conduct a petition and the last bullet comment says, you must have 51% or more property owners sign that petition. We didn't get 51% participation from the residents. I believe the HOA was going to try to do this again.

Mr. Schroyer stated it is not a board issue; that is a county road. Unfortunately, it is up to all the residents and the HOA to go after the county and request the traffic study. If it is warranted, the sheriff will send someone out to take care of it.

THIRD ORDER OF BUSINESS

Acceptance of Fiscal Year 2022 Audit Report

Ms. Giles stated they did not identify any deficiencies in internal controls considered be a material weakness, there were no findings or recommendations in the prior year or current year. It is a clean audit.

On MOTION by Mr. Genska seconded by Mr. Schroyer with all in favor the fiscal year 2022 audit was accepted.

FOURTH ORDER OF BUSINESS

Consideration of Fence Proposals

This item tabled.

FIFTH ORDER OF BUSINESS

Discussion of Suspension Letters

Ms. Buchanan stated generally we ask if anyone is present in the audience that is affected by this suspension. We have staff lay out the facts as they understand them then give the affected party the opportunity to present their case. Once the facts are established the board will discuss

November 1, 2023

Ridgewood Trails CDD

amongst themselves whether the suspension has been sufficiently served, whether they determine alternatives to what was initially imposed or there are additional actions the board would like to take. When you are considering consequences, we like to be consistent in the way we apply our policies and protocols.

Staff outlined the incident, one of the parents spoke on behalf of her children and after discussion the board took the following action:

It was the consensus of the board to suspend the Conner twins and the Ferguson minor for three months with time served.

Staff outlined the incident and indicated that this individual used abusive language, profanity and aggressive behavior such that another adult male had to restrain him.

After discussion the board took the following action:

On MOTION by Mr. Schroyer seconded by Mr. Genska with four in favor and Mr. Barnhouse opposed the suspension for the Lang boy was 12 months considering the time served.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-01
Amending the Fiscal Year 2023 General Fund
Budget**

Ms. Giles stated we went over budget by \$1,626 and anticipating that we have a few more invoices coming in we are amending the budget to \$564,440.

On MOTION by Mr. Genska seconded by Mr. Barnhouse with all in favor Resolution 2024-01 was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

November 1, 2023

Ridgewood Trails CDD

C. Manager

There being none, the next item followed.

D. Operation Manager’s Report

Mr. Soriano presented a quote from Black Creek Electrical for ventilation fans for the bathrooms in the amount of \$2,371.

On MOTION by Mr. Genska seconded by Mr. Weatherbee with all in favor staff was directed to negotiate with Black Creek Electrical for the ventilation fans in an amount not to exceed \$2,000.

E. Amenity Manager

1. Report

Ms. Lee gave an overview the amenity management report, copy of which was included in the agenda package.

2. Landscape Inspection Report

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests and Public Comments

Mr. Schroyer asked have we had the Sheriff monitor what was needed to tie into the sheriff’s system?

Mr. Soriano stated we talked to them before and our cameras were not compatible to their system. If we want to move forward and use the subscription we can but we need to wait until they finish that.

Mr. Schroyer stated I think it is a good idea to pursue it again due to the issues we are experiencing.

Mr. Soriano stated if you are not opposed to going with the subscription, which is an added cost, I will do that.

Ms. Giles stated I will take that on.

Ms. Miller asked can you have the electrical in the pond turned off?

November 1, 2023

Ridgewood Trails CDD

Mr. Soriano stated September was pretty warm and my concern was the very last pond did build up a good amount of muck, now that it is cold, it is fine. Shutting it off we did see a difference in the movement.

Ms. Miller asked will it save a good amount of money if you only ran it in the summer?

Mr. Soriano stated if we used it three or four moths we are not going to save as much as keeping it off for the whole year, the problem is you are looking at a few hundred dollars. We have to worry when we start nickel and diming everything that may create a future problem. We are going to turn the fountains back in the summer because the residents will complain if it starts to build up too much.

Ms. Giles stated I have a comment card from Ms. Russ; the large pond behind Warm Springs Way needs to be mowed.

Mr. Soriano stated they are now doing every other week. I will look at it.

NINTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the September 6, 2023 Meeting

On MOTION by Mr. Genska seconded by Mr. Weatherbee with all in favor the minutes of the September 6, 2023 meeting were approved as presented.

B. Balance Sheet & Income Statement

C. Assessment Receipt Schedule

D. Approval of Check Register

On MOTION by Mr. Genska seconded by Mr. Barnhouse with all in favor the consent agenda items were approved.

TENTH ORDER OF BUSINESS

Next Meeting Scheduled for Wednesday, January 10, 2024 at 6:00 p.m. at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida

Ms. Giles stated the next meeting is scheduled for January 10, 2024 at 6:00 p.m. in the same location.

November 1, 2023

Ridgewood Trails CDD

On MOTION by Mr. Schroyer seconded by Mr. Genska with all in favor the meeting adjourned at 7:19 p.m.

DocuSigned by:
Marilee Giles
A38999D0EDC14F4
Secretary/Assistant Secretary

DocuSigned by:
Marty Genska
B9ED2815C3F8433
Chairman/Vice Chairman